

CAPSULE SUMMARY
10650 Charles Street (CH-558)
Charles County, Maryland

Built in the 1890s, the single-family dwelling at 10650 Charles Street reflects the architectural trends of southern Maryland at the end of the 19th century. Together with its many outbuildings buildings, the main dwelling illustrates the rise, and subsequent fall, of Maryland's agricultural economy. The three-hundred acre farm was improved by Francis W. Weems, who had purchased the land in 1866. The property remained in the Weems family until 1920, when it was conveyed to John Cooksey.

The asbestos clad house originally presented an I-house plan, measuring three bays wide and one bay deep. The vernacular building is two-and-a-half-stories in height with a number of one- and two-story additions that surround the main block. The side gable roof, clad with pressed metal sheets, is pierced by two corbeled brick chimneys. Originally one of the chimneys was exterior end, but with the subsequent addition on the south elevation has become an interior chimney like its contemporary counterpart. The central entry is sheltered by a shed roof porch with chamfered posts.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH:558

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1. Name of Property

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historic name _____
common/other name _____

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2. Location

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street & number 10650 Charles Street not for publication _____
city or town La Plata vicinity _____ state Maryland code MD
county Charles County code 17 zip code 20646

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>4</u>	<u>3</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>3</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

Maryland Inventory of Historic Properties
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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: VACANT Sub: Not in Use

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7. Description

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Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

Foundation Solid: Parged Concrete
Roof Gable: Pressed Metal Shingle
Walls Wood Frame: Asbestos Shingle
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Architecture

Agriculture

Period of Significance 1890-1920

Significant Dates 1890

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York, NY: Henry Holt and Company, 1994.

Charles County Land and Will Records. Charles County Courthouse and the Maryland State Archives, Annapolis, Maryland.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1985.

Rivoire, J. Richard. *Homeplaces: Traditional Domestic Architecture of Charles County, Maryland*. Crownsville, MD: Maryland Historical Trust, 1990.

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10. Geographical Data

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Acreage of Property 315.42 Acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 10650 Charles Street is designated as Parcel 89, Grid 18 as indicated on Map 44.

Boundary Justification (Explain why the boundaries were selected.)

The building at 10650 Charles Street has historically been associated with Parcel 89 since its construction in 1890.

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11. Form Prepared By

=====

name/title R. Weidlich and C. Novelli, Architectural Historians
organization EHT Traceries, Inc. date July 16, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

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name Richards Inheritance Partnership
street & number 12870 Windy Knolls Drive telephone _____
city or town Waldorf state MD zip code 20603

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 558

Section 7 Page 1

10650 Charles Street
name of property
Charles County, Maryland
county and state

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The asbestos clad house at 10650 Charles Street is located at the end of a long gravel driveway and is surrounded by over three hundred acres of farmland. Built in the 1890s, the wood frame structure originally presented an I-house plan, measuring three bays wide and one bay deep. The vernacular building is two-and-a-half-stories in height with a number of one- and two-story additions that surround the main block. The side gable roof, clad with pressed metal sheets, is pierced by two corbeled brick chimneys. Originally one of the chimneys was exterior end, but with the subsequent addition on the south elevation has become an interior chimney like its contemporary counterpart. The central entry is sheltered by a shed roof porch with chamfered posts.

The structure was enlarged on the south by a two-and-a-half-story ell that is three bays deep and one bay wide. The turn of the 20th century addition mimics the massing and minor details of the main block. A shed roof porch extends along the east elevation of the addition and the main block, tying the two together visually. The T-plan created by the addition is further enlarged by the one-story porch hyphen that connects the building to the once-freestanding kitchen. The one-story kitchen is constructed of wood frame on concrete block pier foundation and covered by a gable roof.

EXTERIOR DESCRIPTION:

The façade, or east elevation of the house, presents the original main block and the early 20th century addition joined by a one-story porch. The five bay wide porch has chamfered wood posts and a shed roof of pressed metal sheets. The slightly projecting south bay of the addition has a single-leaf, panel-and-light wood door at the first story. Symmetrically placed above is a 2/2 window that sits on the ridge of the porch roof. The first story of the main block has a central entry with a single-leaf, panel-and-light wood door flanked by 2/2 wood windows. The second floor has three 2/2 wood windows. The central window opening is not symmetrically placed above the entry of the first story. The roof is pierced on the east elevation by an enclosed pediment clad with asbestos shingles. Devoid of openings, the pediment marks the east elevation as the original primary elevation of the main block.

The north elevation of the house is one bay wide, and contains 2/2 windows on the first and second stories. Within the gable end is a triangular metal vent.

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The west elevation is three bays wide, with symmetrically spaced 2/2 windows with narrow casings and projecting lintel caps. The central entry is covered by a shed roof porch with two fancy-turned posts set upon thin square plinths. The roof of the porch is sheathed with pressed metal sheets. The west elevation of the early 20th century addition is covered on the first story by the wrapping one-story shed porch. This mid-20th century addition is constructed of wood frame clad with asbestos shingles and has pressed metal sheathing on the roof. The porch is enclosed with screens. The second story of the early 20th century has no openings, but is minimally finished with the overhanging side gable roof. A single 2/2 window is located on the northwest corner of this addition, over the screened porch.

The south elevation of the main block is three bays wide with asymmetrically placed window openings. The first story has three 2/2 windows, while the second story originally held two 2/2 windows. A smaller 2/2 window was created between the second story openings. All of the windows have narrow wood sills, square-edged casing with backbanding, and projecting lintel caps.

The kitchen, originally freestanding, is set upon a concrete block pier foundation. The wood frame structure is one-story in height with asbestos shingles and a front gable roof sheathed with corrugated metal sheets. The side elevations of the structure have overhanging eaves with exposed rafter ends. An exterior end brick chimney, with a corbeled cap, projects from the south elevation.

A single entry, devoid of steps, is set to the west of the chimney stack. It holds a four-light over three-paneled wood door. The west and north elevation, over the porch hyphen, expose the original wood weatherboard cladding. The west elevation has a single opening with a 2/2 window which is symmetrically matched on the east elevation.

CONTRIBUTING BUILDINGS:

Behind the house, directly west of the kitchen, is a one-story, one bay wide dairy barn, which was built in the 1920s. The foundation and lower half of the walls are constructed of concrete blocks; the upper half of the walls are wood frame clad with asbestos shingles. Each of the side elevations has a single four-light wood window, and the front elevation has a single-leaf vertical board wood door. A front gable roof, sheathed with asphalt shingle, covers the

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structure.

South of the house is a one-story, two bay wide wood frame tractor shed. Built around 1920, it features vertical board siding, a large one bay wide entrance opening, and a side gable roof of standing seam metal.

Beside the tractor shed, on the west, is a 1960s prefabricated wood frame garage. One-story high and one-bay wide, it has vertical board siding, a pull-up metal paneled door, and a front gambrel roof with asphalt shingle.

Southwest of the house is a one-story, one-bay wide wood frame shed, which was built in the 1920s. It has vertical board siding, a single-leaf vertical board door, a front gable roof of standing seam metal, and weatherboard siding in the front gable.

To the southwest are the late 20th century dwelling and garage now used by the property owners.

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Built in the 1890s, this vernacular I-house reflects the architectural trends of southern Maryland at the end of the 19th century. Together with its many outbuildings buildings, the main dwelling illustrates the rise, and subsequent fall, of Maryland's agricultural economy. The three-hundred acre farm was improved by Francis W. Weems, who had purchased the land in 1866. The property remained in the Weems family until 1920, when it was conveyed to John Cooksey.

A prevalent 19th-century vernacular house type across the mid-Atlantic region, the I-house was one-room deep, two-stories in height, and three to five bays wide. Commonly covered by a side gable roof, the building had a central entry sheltered by a porch. The narrowness of the main block required the kitchen to the either freestanding or located within a rear ell. On the interior, a central passage separated the two rooms on the first floor, while the second floor contained either two or four bedchambers. During the mid- and late-19th century, pre-cut ornamental detailing was commonly added to the traditional I-house. Toward the end of the century, many I-houses were built with center gables. Often, as in this case, the traditional I-house form was altered with the addition of a projecting front bay or a crossing wing addition.

The numerous agricultural buildings which originally stood on the property reflected the importance of agriculture to the southern Maryland economy during the late-19th and early-20th centuries. Following the Civil War and the demise of the plantation system, farm size in Charles County slowly decreased while the number of farms increased. Tenant farming and sharecropping were also practiced, but the availability of credit placed a greater proportion of Maryland's farmland under independent ownership than in other former slave states. Although tobacco continued to serve as a major cash crop, southern Maryland farmers, especially those nearer the urban markets of Washington and Baltimore, began diversifying and producing more crops, such as grains and potatoes, for urban consumption. The opening of the Baltimore and Potomac

Railroad revitalized the practice of agriculture in southern Maryland. Beginning in 1873, the railroad operated a freight train to Baltimore once a week to carry local produce. As a result, in the 1880s, land values in southern Maryland rose rapidly in response to increased profits from agriculture.

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National Register Evaluation:

The house at 10650 Charles Street is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the dwelling and events that have made a significant contribution to the broad patterns of our history (Criterion A) or the lives of persons significant in our past (Criterion B). Although the building provides an example of vernacular rural architecture, it is neither unusual nor distinguished; it does not represent the work of a master or display high artistic merit (Criterion C). There is no evidence that the property is likely to yield information important in history or prehistory (Criterion D). Thus, the property is not National Register-eligible.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Not Recommended X

Comments:

Review, OPS:

Date: 11/3/99

Reviewer, NR Program: _____

Date: _____

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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10650 Charles Street
name of property
Charles County, Maryland
county and state

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and
Community Planning
Agriculture

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 558

10650 Charles Street
name of property
Charles County, Maryland
county and state

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Chain of Title:

Parcel 3

December 17, 1866: Margaret A. Hawkins to Francis W. Weems
Land Records of Charles County
Liber GAH 1 Folio 196

February 10, 1876: Francis W. and Eliza V. Weems to Frederick
Stone, mortgagee
Land Records of Charles County
Liber BGS 1 Folio 194

February 16, 1889: Equity Proceedings No. 732, Circuit Court,
Charles County, Frederick Stone vs. Francis M.
and Eliza V. Weems
Court Records of Charles County
Equity Docket 4 Folio 38

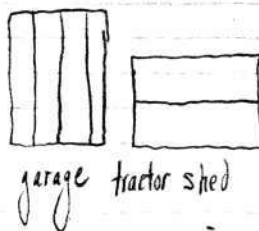
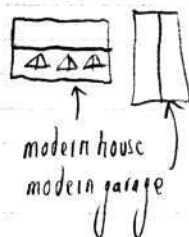
August 29, 1889: Frederick Stone, mortgagee, to Eliza V. Weems
Land Records of Charles County
Liber JST 2 Folio 684

September 2, 1920: Eliza V. Weems to John H.D. Cooksey
Land Records of Charles County
Liber 37 Folio 601

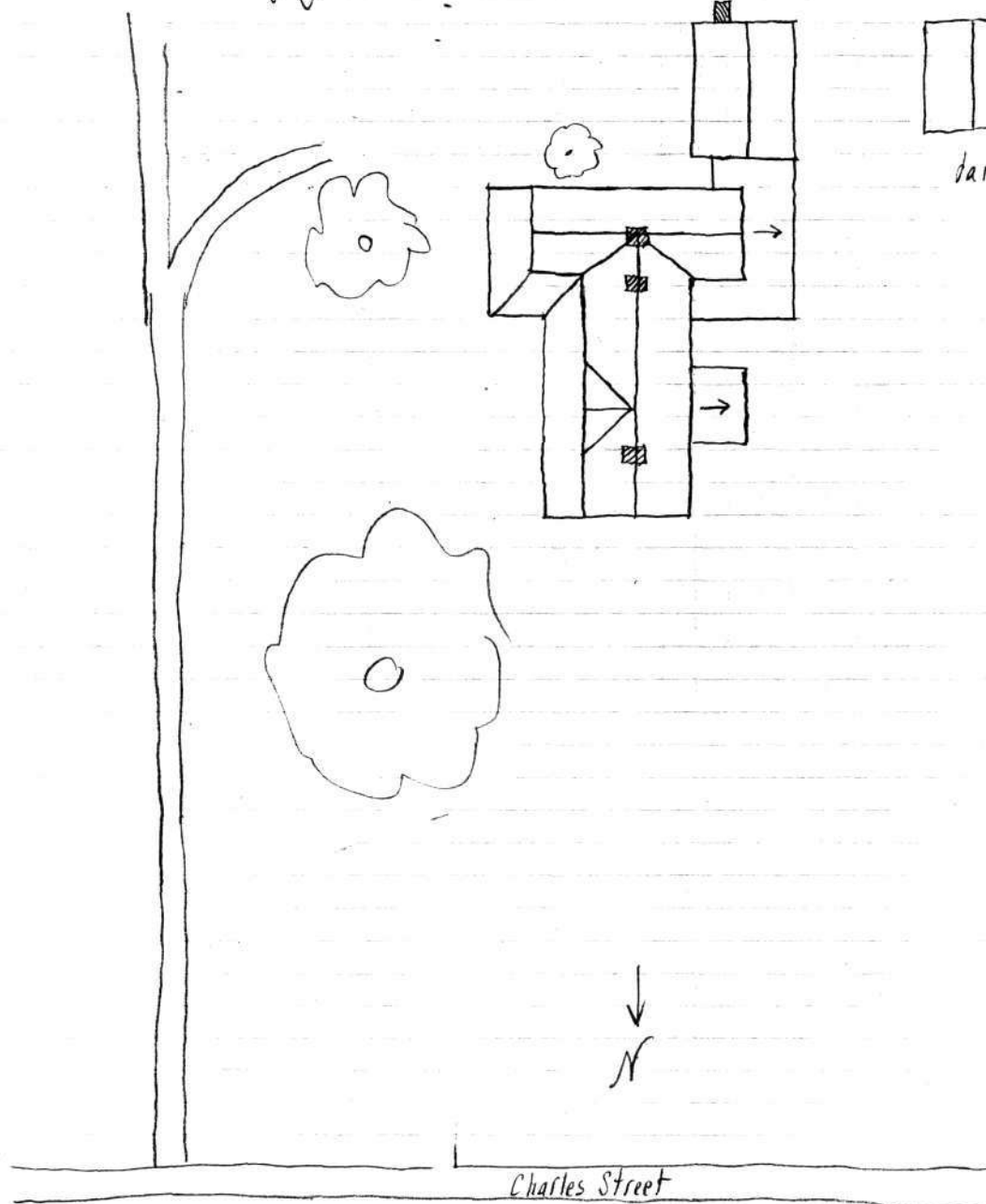
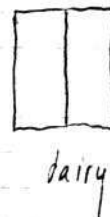
November 4, 1943: John H.D. and Eva H. Cooksey to William A. and
Hester P. Cooksey
Land Records of Charles County
Liber 79 Folio 274

August 1, 1997: Floyd A. Cooksey and George F. Zverina,
personal representatives for will of William
Algie Cooksey, to Richard's Inheritance
Partnership
Land Records of Charles County
Liber 2416 Folio 586

CH-558



Kitchen



10650 Charles Street CH:558

Charles County
Maryland

Resource Sketch Map 1999
Not Drawn to Scale

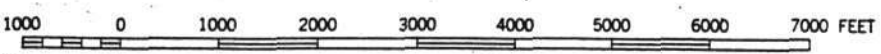
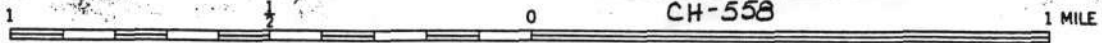


810 000 FEET | 329 57'30" | 330 DENTSVILLE 3 MI. | (POPE'S CREEK) 5660 IV NW | 332 | 55'

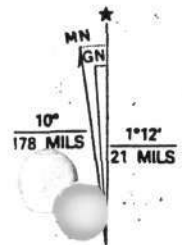
10435 CHARLES STREET
CH-557

SCALE 1:24000

10650 CHARLES STREET
CH-558



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



La Plata USGS Quad



COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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n



CH: 558
10650 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPO
east elevation
1 of 7



CH:558
10650 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPO
north elevation
2 of 7



CH:558
10650 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPO
northwest corner
3 of 7



CH:558
10650 CHARLES STREET
CHARLES COUNTY, MD
TRAGERIES
JUNE 1999
MD SHPO

daisy
4 of 7



CH:558

10650 CHARLES STREET
CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

kitchen and south elevation

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CH:558

10650 CHARLES STREET
CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

fractured

6 of 7



CH:558
10050 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPD

shed
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